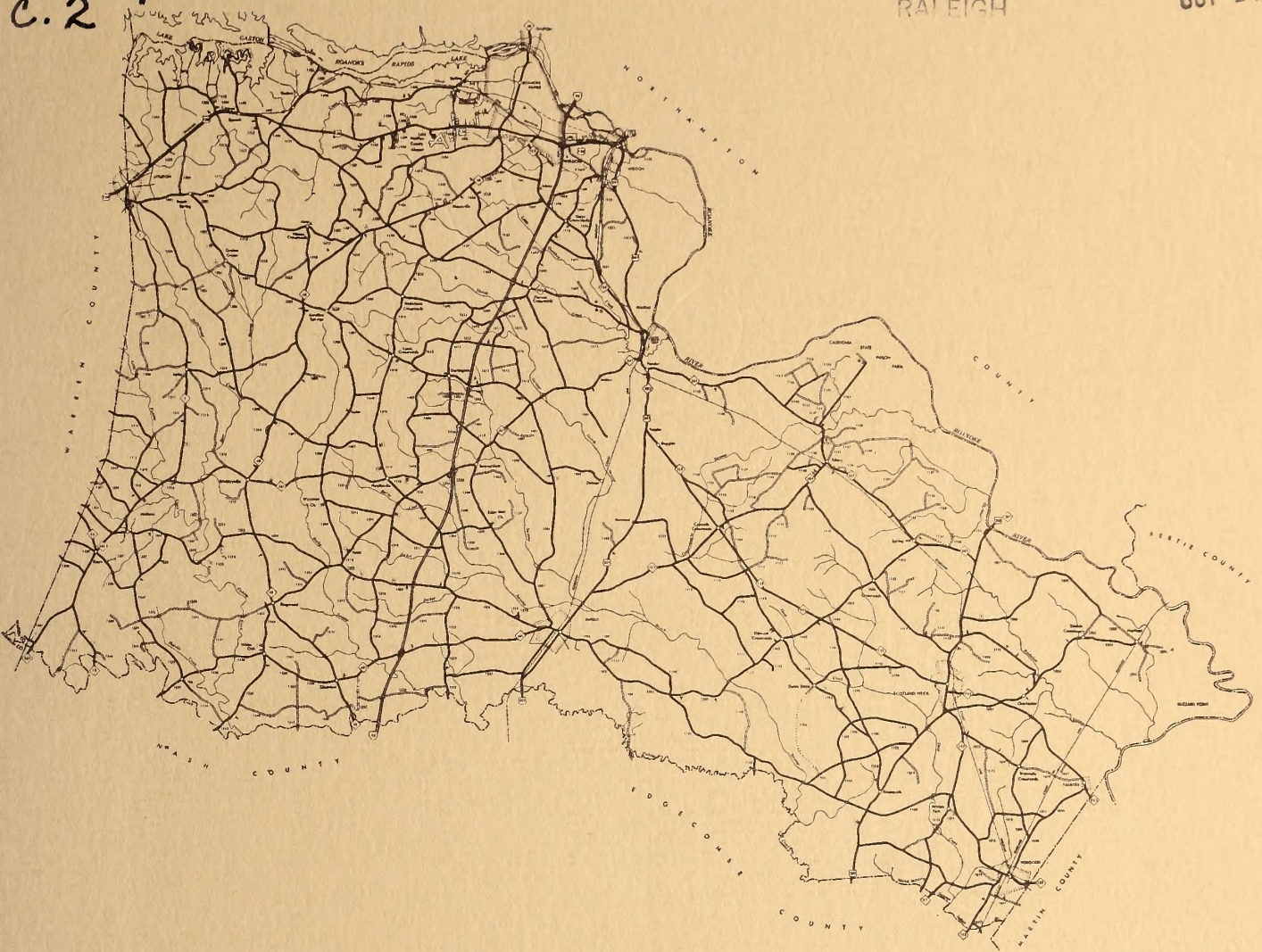


NA3  
11: H17/3  
C.2

N. C.  
Doc.

NORTH CAROLINA STATE LIBRARY  
RALEIGH

OCT 12 1978



**INITIAL      HOUSING      ELEMENT**  
**halifax   county,   north   carolina**



STANDARD TITLE PAGE FOR TECHNICAL REPORTS		1. Report No.	2. Govt. Accession No.	3. Recipient's Catalog No.
4. Title and Subtitle			5. Report Date	6. Performing Organization Code
Initial Housing Element Halifax County, North Carolina			May 1978	
7. Author(s)			8. Performing Organization Rept. No.	
Leonard E. Holden				
9. Performing Organization Name and Address			10. Project/Task/Work Unit No.	
N.C. Dept. of Natural Resources & Community Development Division of Community Assistance P.O.Box 27687 - Raleigh, N. C. 27611				
12. Sponsoring Agency Name and Address			11. Contract/Grant No.	
Department of Housing and Urban Development 451 Seventh Street, S.W. Washington, D.C. 20410			F-5103	
			13. Type of Report & Period Covered	
			Final	
			14. Sponsoring Agency Code	
15. Supplementary Notes				
16. Abstracts				
<p>This study attempts to satisfy the U.S. Department of Housing and Urban Development with respect to the required 701 Housing Element as well as providing useful information to the county. The study identifies housing needs of the current and prospective population by geographic sectors and identifiable segments of the population. Once housing needs and demands are identified, housing goals and objectives are set forth and past and present housing activities and implementation strategies and activities are discussed.</p>				
17. Key Words and Document Analysis. (a). Descriptors				
17b. Identifiers/Open-Ended Terms				
17c. COSATI Field Group				
18. Distribution Statement			19. Security Class (This Report)	21. No. of Pages
Copies available at the Courthouse, Halifax, North Carolina			UNCLASSIFIED	52
			20. Security Class. (This Page)	22. Price
			UNCLASSIFIED	





**INITIAL      HOUSING      ELEMENT**  
**halifax   county,   north   carolina**



Digitized by the Internet Archive  
in 2017 with funding from  
State Library of North Carolina

<https://archive.org/details/initialhousingel1978hold>



PREPARED FOR ..... HALIFAX COUNTY, NORTH CAROLINA

COUNTY COMMISSIONERS

Harry A. Branch, Chairman  
B. B. Everett, Jr.  
Frank B. Neal  
Richard M. Taylor  
Thomas W. Myrick  
Fred D. Frazier

PREPARED BY THE ..... HALIFAX COUNTY PLANNING BOARD

Cary Whitaker, Chairman  
Earl Hale  
Henry R. Harrison  
Solomon Jenkins  
Clarence Medlin  
L. C. Myrick  
G. L. Robenson, Jr.  
Thomas B. Slade, III  
William H. Thorne

TECHNICAL ASSISTANCE FROM ..... NORTH CAROLINA DEPARTMENT  
OF NATURAL RESOURCES AND COMMUNITY  
DEVELOPMENT

Howard N. Lee, Secretary

DIVISION OF COMMUNITY ASSISTANCE

Lenwood V. Long, Director

NORTH CENTRAL FIELD OFFICE

John A. Berndt, Chief Planner  
Ralph Willoughby, Planner-in-Charge  
Leonard Holden, Author of this Study  
Marguerite Purnell, Typist  
Ed Kivett, Draftsman

The preparation of this report was financed in part through an urban planning grant from the Department of Housing and Urban Development, under provision of Section 701 of the Housing Act of 1954, as amended.







## Table of Contents

	Page
INTRODUCTION .....	1
Chapter I    Population and Economy .....	1
Chapter II   Housing Characteristics .....	13
Chapter III   Future Housing Needs .....	24
Chapter IV   Summary of Gap Between Existing and Projected ..... Housing Supply and Housing Needs	36
Chapter V    Housing Goals and Objectives .....	37
Chapter VI   Meeting Housing Needs .....	42
Chapter VII   Implementation Strategies and Activities .....	44
Chapter VIII Environmental and Historical Assessments .....	48

### List of Tables

1. Population Trends for Selected Areas, 1940-2000 .....	2
2. Township Population Trends and Projections .....	3
3. Sources of Population Decline in Halifax County, 1960-1970...	4
4. 1970 Population Composition by Townships .....	5
5. 1970, Age by Race and Sex, Halifax County .....	7
6. Family Income, Halifax County and Region L, 1970 .....	10
7. Occupied Households by Townships, 1970 .....	12
8. Housing Conditions by Townships, Fall of 1975 .....	14
9. Existing Housing - Update 2/78 (Supplement to Table 8) .....	15
10. Survey of Housing Conditions in Halifax County, 1975, ..... (Updated to 1978) Units Suitable for Rehabilitation	21
11. Summary of Findings, Estimated Total Assisted and Non-..... assisted Housing Needs from 1970 to 2000	25
12. Estimated Assisted Housing Needs, Halifax County, 1970 .....	26
13. Estimated Nonassisted Housing Needs, Halifax County, 1970....	26
14. Estimated Assisted Housing Needs by Township, 1970 ..... and 1976	27
15. Estimated Nonassisted Housing Needs by Township, 1970 ..... and 1976	28
16. Estimated Assisted Housing Need, Halifax County 1976-1980....	29
17. Estimated Nonassisted Housing Need, Halifax County 1976-1980.	30
18. Estimated Assisted Housing Need, Halifax County, 1980-1990...	31
19. Estimated Nonassisted Housing Need, Halifax County 1980-1990.	31
20. Estimated Assisted Housing Needs, Halifax County, 1990-2000..	32
21. Estimated Nonassisted Housing Needs, Halifax County, 1990- .. 2000	33
22. Estimated Assisted Housing Needs by Townships, 1976-2000 ....	33
23. Estimated Nonassisted Housing Needs by Townships, 1976-2000..	34







List of Maps

Follows Page

Map 1 - Existing Housing Conditions by Townships . . . . .	15
Map 2 - Distribution Plan for Fututure Housing . . . . . Assistance Needs	43
Map 3 - National Register Historic Sites . . . . .	52





## INTRODUCTION

The purpose of this study is twofold. In completing this study, the need for an analysis of the housing problem and the housing conditions in Halifax County (area outside corporate boundaries) is fulfilled. The collection and analysis of information in these areas will provide a data base which will be useful in the county's planning program.

Secondly, this study should satisfy the U. S. Department of Housing and Urban Development as to their requirements for a housing element under the Section 701 Comprehensive Planning Assistance Program. These requirements specify that a locality identify the housing needs of the current and prospective population, establish goals and objectives and develop implementation strategies and activities to meet identified needs.

This study will be divided into eight chapters. Chapter I will analyze population and economic factors relating to the housing situation. Chapter II will develop a housing profile of the existing housing stock and analyze the existing characteristics. Chapter III will assess the future housing needs of the county, with emphasis on the different segments of the population needing assistance. Chapter IV will summarize the gap between the existing stock and the future housing needs for the county. Chapter V and VI will present the proposed goals and objectives, including tasks, which help the county toward identifying the housing needs. Chapter VII will propose implementation strategies and activities to meet identified needs. Finally, Chapter VIII will outline and identify the Environmental and Historical Assessment Section of the study. This study is presented according to HUD guidelines for A Housing Element Planning Requirements under the Comprehensive Planning Assistance Program.





## CHAPTER I

### POPULATION CHARACTERISTICS

There tends to be a close relationship between population trends and housing trends. Trends in population and housing are often affected by the same forces and are often similar in their patterns of change. As a population increases, it is highly probable that the demand for housing will likewise increase. This chapter will examine the characteristics of Halifax County's population with the intent of gaining a better understanding of the changing conditions in the county.

#### Current Estimates

Halifax County reflects what has been happening with population changes in the Region L (Edgecombe, Halifax, Nash, Northampton, Wilson counties) Planning Area. The period from 1940 to 1960 realized moderate growth for Halifax County and the Region. During this same period the state had substantial growth as indicated in Table 1. However, the decade from 1960-70 saw a loss of 5,072 persons in Halifax County, while overall approximately 11,869 persons left the region. Table 1 shows that Halifax County has similar growth rates as Region L.

Since the 1970 Census survey was taken, the entire Town of Littleton has become part of Halifax County. From discussions with local officials and from the land use survey, there appears to be no other substantial deviation from the trend.

TABLE 1

## POPULATION TRENDS FOR SELECTED AREAS - 1940-2000\*

	HALIFAX COUNTY	REGION L	NORTH CAROLINA
1940	56,512	239,800	3,571,623
1950 Percent Change	58,377 3.3	252,868 5.4	4,061,929 13.7
1960 Percent Change	58,956 1.0	258,711 2.3	4,556,155 12.2
1970 Percent Change	53,884 -8.6	246,842 -4.2	5,082,059 11.5
1980* Percent Change	53,300 -1.08	254,200 +2.98	5,545,138 9.0
1990* Percent Change	53,000 -.56	266,600 +4.87	
2000* Percent Change	52,500 -.94	275,600 +3.37	

\* Projected population (1980-2000)

Source: U. S. Bureau of Census  
Regional L Housing Plan (1977-2000)  
N. C. Today and Tomorrow



Table 2 which follows shows population trends in the county by township.

TABLE 2  
TOWNSHIP POPULATION TRENDS AND PROJECTIONS<sup>1</sup>

YEAR	1940	1950	1960	1970	1980	1990	2000
<u>TOWNSHIP</u>							
Brinkleyville	5,200	5,315	4,383	4,140	3,820	3,590	3,240
Butterwood	1,312	1,169	772	588	430	330	240
Conoconnara	1,797	1,913	1,618	1,006	910	770	620
Enfield	8,435	8,425	8,746	7,616	7,410	7,340	6,960
Faucett	2,972	2,814	2,522	2,089	1,840	1,670	1,440
Halifax	3,813	3,570	3,529	2,633	2,420	2,200	1,920
Littleton	3,669	3,668	3,149	3,846*	3,423*	3,355*	3,120*
Palmyra	3,053	2,771	2,128	1,546	1,230	1,000	700
Roanoke Rapids	13,472	15,607	17,664	18,505	19,670	21,590	22,510
Roseneath	1,588	1,653	1,550	1,104	1,040	940	820
Scotland Neck	5,462	5,122	5,699	5,013	4,890	4,910	4,710
Weldon	5,739	6,350	6,741	6,268	6,450	6,740	6,740
TOTALS	56,512	58,377	58,956	54,354*	53,533*	54,435*	53,090*

\*

Adjusted

#### An Analysis of Halifax County's Population

As Table 2 indicates the greatest degree of growth in the county in this century took place before 1940, with the largest percentage; gains occurring between 1900-1910 and 1920-1930. Between 1940-1960, there were much reduced gains which occurred at a diminishing rate until the 1960-1970 decade when population loss is estimated to have been almost one percent of the population.

<sup>1</sup>U. S. Census, Number of Inhabitants, 1970.

Scotland Neck - In 1940, Scotland Neck's population was 5,462, and in 1970, it had declined by 8 percent to 5,013. The projected decline by 2000 is expected to be 303 people or 6 percent of the 1970 population.

Weldon - Weldon Township experienced modest gains in the 50s and 60s declining slightly between 1960-1970. The total growth in the 1940-1970 period was 529 persons or 9 percent. By 2000, the township is expected to regain its 1960 figure for a 1970-2000 gain of 472 persons or 8 percent.

In only two of the townships--Roanoke Rapids and Weldon--have there been population gains in the 1940-1970 period, and those are the only townships for which population gains are forecast. The 1970 total county population is expected to decline from 53,884 to 52,500 by the year 2000 for an actual population loss of 1,184 or 22 percent of the 1970 figure. Table 3 shows the sources of population loss.

These wide variations in growth rate are important in determining where the greatest housing needs will occur within the county. Naturally, those areas growing the fastest will need a greater amount of new housing than those areas which are growing at a slower pace or declining in population.

TABLE 3  
SOURCES OF POPULATION DECLINE IN HALIFAX COUNTY  
1960-1970<sup>1</sup>

	White	Nonwhite	Total
Net Migration	-1,225	-11,010	-12,235
Population Change Rate	+ 2.9	- 19.8	- 9.0
Net Migration	- 4.6	- 37.4	- 21.7
Natural Increase Rate	7.4	17.6	12.7

During the 1960-1970 decade Halifax County experienced a net out-migration of 12,235 persons, 11,010 of whom were nonwhite. At the same time the rate of natural increase among nonwhites in the county was 17.6, and among whites it was 7.4; therefore, the rate of natural increase among nonwhites far exceeds that of whites, but so does the net migration rate resulting in a negative population change rate for nonwhites and a positive one for whites.

<sup>1</sup>C. Horace Hamilton, North Carolina Population Trends, Volume 2, p.184



TABLE 4

## 1970 POPULATION COMPOSITION BY TOWNSHIPS

Halifax County Subdivisions	SEX			RACE			Median Age	AGE	
	Total	Male	Female	White	Black	Other		Percent under 18 years	Percent 65 years and over
Brinkleyville Twp	4,140	2,022	2,118	413	3,034	693	19.7	46.5	7.9
Butterwood	588	289	299	263	325	-	26.6	39.8	12.6
Conoconnara	1,006	474	532	186	820	-	23.0	43.1	10.8
Enfield	7,616	3,644	3,972	2,081	5,531	4	23.6	42.5	10.4
Faucett	2,089	1,044	1,045	963	1,126	-	24.4	39.3	8.1
Halifax	2,633	1,561	1,072	922	1,698	13	27.7	31.6	7.9
Littleton	3,376	1,617	1,759	835	2,535	6	25.3	39.7	12.0
Palmyra	1,546	719	827	631	914	1	25.2	39.8	8.2
Roanoke Rapids	18,505	8,862	9,643	15,280	3,190	35	30.3	34.1	8.9
Roseneath	1,104	492	612	338	766	-	19.3	48.8	5.7
Scotland Neck	5,013	2,320	2,693	2,208	2,804	1	28.4	39.5	11.1
Weldon	6,268	2,933	3,335	3,138	3,118	12	24.8	40.3	8.7
County Total	53,884	25,977	27,907	27,258	25,861	765	26.4	-	-

An analysis of Table 4 reveals that Blacks comprise forty-eight percent (48%) of the county's total population. Other minority races comprise a very small one point five percent (1.5%). White residents of Halifax County comprise fifty point five percent (50.5%) of the total population. Brinkleyville, Enfield, Conoconnara, Littleton, Roanoke Rapids, Scotland Neck and Weldon Townships have a heavy Black population.

With the exception of Enfield, Roanoke Rapids, Scotland Neck, and Weldon, which make up most of the county's incorporated areas, the Black population is scattered in the more rural areas of the county as is the case with the white population.

TABLE 5

## 1970 - AGE BY RACE AND SEX, HALIFAX COUNTY

Ages	ALL RACES			WHITE		BLACK		1960 Total Population
	1970 Total	Male	Female	Male	Female	Male	Female	
Total (All ages)	53,884	25,977	27,907	13,171	14,087	12,413	13,448	58,956
Under 5 years	4,669	2,367	2,302	945	863	1,354	1,395	7,449
5 to 9 years	5,813	2,942	2,871	1,246	1,153	1,645	1,680	7,673
10 to 14 years	6,450	3,251	3,199	1,301	1,291	1,896	1,854	7,427
15 to 19 years	5,649	2,809	2,840	1,120	1,105	1,650	1,682	5,474
20 to 24 years	3,544	1,741	1,803	906	932	795	838	3,214
25 to 29 years	2,839	1,434	1,405	811	783	601	604	3,132
30 to 34 years	2,668	1,242	1,426	741	786	483	620	3,616
35 to 39 years	2,829	1,353	1,476	777	798	553	655	3,631
40 to 44 years	3,262	1,531	1,731	932	964	585	752	3,399
45 to 49 years	3,183	1,577	1,606	988	957	572	630	3,207
50 to 54 years	2,976	1,420	1,556	878	913	531	633	2,736
55 to 59 years	2,640	1,205	1,435	746	904	453	523	2,317
60 to 64 years	2,341	1,032	1,309	649	814	373	477	1,790
65 to 69 years	1,915	802	1,113	432	644	359	459	1,526
70 to 74 years	1,390	600	790	336	504	259	285	1,103
75 to 79 years	850	370	480	193	320	175	154	734
80 to 84 years	510	173	337	108	228	64	109	331
85 years and over	356	128	228	62	128	65	98	197
Under 18 years	20,799	10,486	10,313	4,239	4,054	6,053	6,093	26,343
62 and over	6,368	2,643	3,725	1,497	2,295	1,119	1,399	4,965
65 and over	5,021	2,073	2,948	1,131	1,824	922	1,105	3,891
19 to 62 years	21,696	-	-	-	-	-	-	-
Median Age	26.4	24.7	28.3	31.7	35.8	19.0	20.7	22.3

Source: U. S. Census - 1970.



## Composition

An examination of the age, sex and race characteristics of the Halifax County population is necessary to determine the type of housing that is and will be demanded in the future.

In past years, the largest segment of the Halifax County population was composed of young children. Thirty-nine (39) percent of the 1970 population for the county was comprised of people under 18 years of age.

On the other hand, the decade from 1960 to 1970 saw a decrease of 5,544 people under 18 years of age. One explanation for the sharp decrease might arise from the increase usage of birth control methods during the 60's. The 1970's, with birth control methods still being used widespread, make it difficult to forecast if this trend will continue into the 1980's.

Further analysis of Table 5 reveals that Halifax County's elderly population is increasing also. In 1960, 8,856 elderly or people 62 and over resided in the county. In 1970, 11,389 people 62 or over resided in the county. The 1970 figure represents a twenty-two (22) percent increase (2,533 people) in the elderly population from 1960 to 1970.

The median age for Halifax County residents rose from 22.3 years in 1960 to 26.4 years in 1970. This increase may represent the out-migration of the younger people to nearby urban counties where work is more readily available.

Population characteristics, economic indicators and educational attainments provide necessary data to help determine the type of housing that is and will be demanded in the future. For example, young families generally require smaller, less expensive housing than older families with larger family sizes and greater amounts of equity built up in their dwellings. In the same manner, couples whose children have moved away do not generally display much of a need for new housing. Older members of a community, on the other hand, often require housing assistance or special facilities to accommodate their declining physical abilities.

Overall the population characteristics for Halifax County seem to indicate some future growth in the county up to the year 2000. The towns and townships of Roanoke Rapids, Weldon, Enfield and Scotland Neck should experience the impact of this expected growth. It is hopeful that this population analysis can help provide for a mechanism for measuring and planning for the expected intensity of land use and housing needs over this period of time.

## Other Factors

### Income, Education, Employment, Households

Much can be learned about a population by looking at other factors beyond numbers of people and composition. Education, employment and income can tell a lot about the way people live and their capability to purchase housing. A person's education level usually determines the type of housing a person can afford. The number and size of households are very important in helping determine the availability of housing and housing demand. In past years the number of households has increased faster than the population, resulting in a decline in the average number of persons per household. Thus, for example, a high person per household ratio might indicate a "doubling up" of people and a suppressed demand for housing.

TABLE 6

FAMILY INCOME - HALIFAX COUNTY AND REGION L - 1970<sup>1</sup>

Income \$	Families in Region L	Percent of Region L Population	Families in Halifax County	Percent of Halifax County Population
Less than \$1,000	2,858	01%	794	01%
\$1,000 - \$1,999	5,343	02%	1,246	02%
2,000 - 2,999	5,115	02%	1,231	02%
3,000 - 3,999	5,118	02%	1,048	02%
4,000 - 4,999	5,226	02%	1,179	02%
5,000 - 5,999	5,299	02%	1,172	02%
6,000 - 6,999	4,664	02%	1,035	02%
7,000 - 7,999	4,228	02%	703	01%
8,000 - 8,999	3,879	02%	829	02%
9,000 - 9,999	3,437	01%	625	01%
10,000 - 11,999	5,773	02%	1,194	02%
12,000 - 14,999	4,467	02%	942	02%
15,000 - 24,999	3,402	01%	697	01%
25,000 - 49,000	802	Less than 01%	146	Less than 01%
\$50,000 or more	180	Less than 01%	27	Less than 01%

Halifax County closely approximates the income distribution pattern established for the entire region, with 29.9 percent of all families in the county reporting incomes less than poverty level. In the region only Northampton County has more families below the poverty level--37.9 percent for the highest in the state. Wilson and Nash Counties have 22.9 and 23.6 percent respectively, for 39th and 38th positions in the state, while Edgecombe with 26.6 percent ranks 25th. Halifax ranks 12th in percentage of families living below the poverty level. Obviously, all of the counties in Region L have a high degree of poverty since more than one-fifth of the families in each county have incomes below the poverty level.

#### Employment Trends

Although agricultural employment in the region declined almost 27 percent in 1962-1970, the region is still more agriculturally oriented than the rest of the state. In 1970, 35.5 percent of employed persons in the state as a whole were engaged in manufacturing, 38.6 percent

<sup>1</sup>U. S. Census, General Social and Economic Characteristics, 1970.



in white collar jobs, 13.2 percent in government, and 3.4 percent unemployed. In the region, 28.9 percent were in manufacturing, 34 percent white collar, 12.4 percent in government, and 5.3 percent unemployed. In Halifax County, 33.2 percent were in manufacturing, 31.1 percent white collar, 11.6 percent in government, and 5.1 percent were unemployed.

### Education

Educational attainment has a high correlation with occupation, income, status, and purchasing power. Two indicators of the level of educational achievement in a population are the amount of schooling attained by individuals and the number or proportion of individuals enrolled in school.

School enrollment reveals that a large number of teenagers and young adults drop out of school without completing high school. Of those persons 25 years old and over in 1970, only 19 percent were high school graduates, and only 5.19 percent had attended four years of college. The traditional agricultural oriented economy of Halifax County may justify why so many Halifax residents choose not to complete high school. The estimated average annual high school dropout rate in 1976 was 13.3 percent.

### Households

Data on number and size of households is important in coping with present housing problems as well as needs in the future. The number of households, population and persons per household are given for Halifax County by township in Table 7. Minority household information is also presented by township. From Table 7, it can be seen that the minority population has a higher person per household ratio than the population as a whole. This ratio seems to indicate a "doubling up" of people in their manner of living.

Halifax County's population is highly concentrated with 73.8 percent of the total households residing in the Weldon, Scotland Neck, Roanoke Rapids and Enfield townships. Outside of these townships the population is primarily evenly distributed at a low density in the rural areas. The only minor exception is a small concentration in the Littleton Township. Households are examined in greater detail in Chapter II.

TABLE 7

OCCUPIED HOUSEHOLDS BY TOWNSHIPS  
1970

		TOTAL		MINORITY		
Township	1970 Number	Population	Persons per Household	Number	Population	Persons per Household
Brinkleyville	907	4,126	4.55	759	3,713	4.89
Butterwood	160	588	3.68	75	325	4.33
Conoconnara	253	1,000	3.95	188	820	4.36
Enfield	1,956	7,357	3.76	1,227	5,348	4.36
Faucett	528	2,079	3.94	223	1,116	5.00
Halifax	532	2,017	3.79	297	1,324	4.46
Littleton	892	3,366	3.77	590	2,540	4.31
Palmyra	410	1,546	3.77	209	915	4.38
Roanoke Rapids	5,911	18,323	3.10	806	3,213	3.99
Roseneath	251	1,104	4.40	137	766	5.59
Scotland Neck	1,476	4,987	3.38	699	2,802	4.01
Weldon	1,760	6,211	3.53	778	3,120	4.01
Halifax County Township	15,036		3.5	5,988		

Source: U. S. Bureau of Census, 1970

## CHAPTER II

### HOUSING CHARACTERISTICS

A detailed inventory and analysis of housing characteristics is essential in determining the type, quality and supply of housing in Halifax County. In order to obtain the data for this detailed analysis, a field survey was conducted of all housing units in Halifax County.

#### Methodology

In autumn of 1975, the Division of Community Assistance conducted a field survey of housing conditions throughout Halifax County with the exception of those units located in incorporated areas. The data were collected by townships and will be presented by township units in order to provide a basis for comparison and problem identification on a subcounty level.

Using base maps, the survey team drove all the roads in the county surveying all housing units outside corporate boundaries. Housing conditions were evaluated by exterior appearance of the structure using the following criteria:

Standard: No visible defects or slight defects normally correctable by regular maintenance procedures.

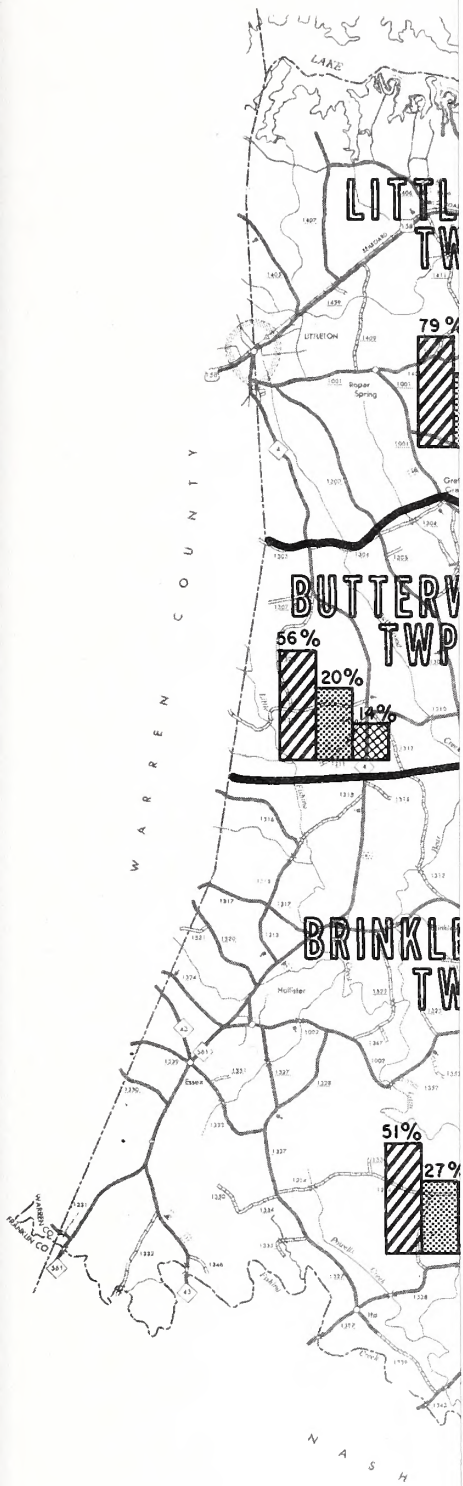
Deteriorating: One or more defects which require more than normal maintenance such as a sagging porch.

Dilapidated: Severe structural defects which render the dwelling uneconomically repairable and which makes the dwelling unsafe or inadequate as shelter.

Exterior housing conditions are outlined in Table 8 and Table 9 (supplement). Map 1 illustrates the housing characteristics in Halifax and may be used as a reference.











# EXISTING HOUSING CONDITIONS BY TOWNSHIPS

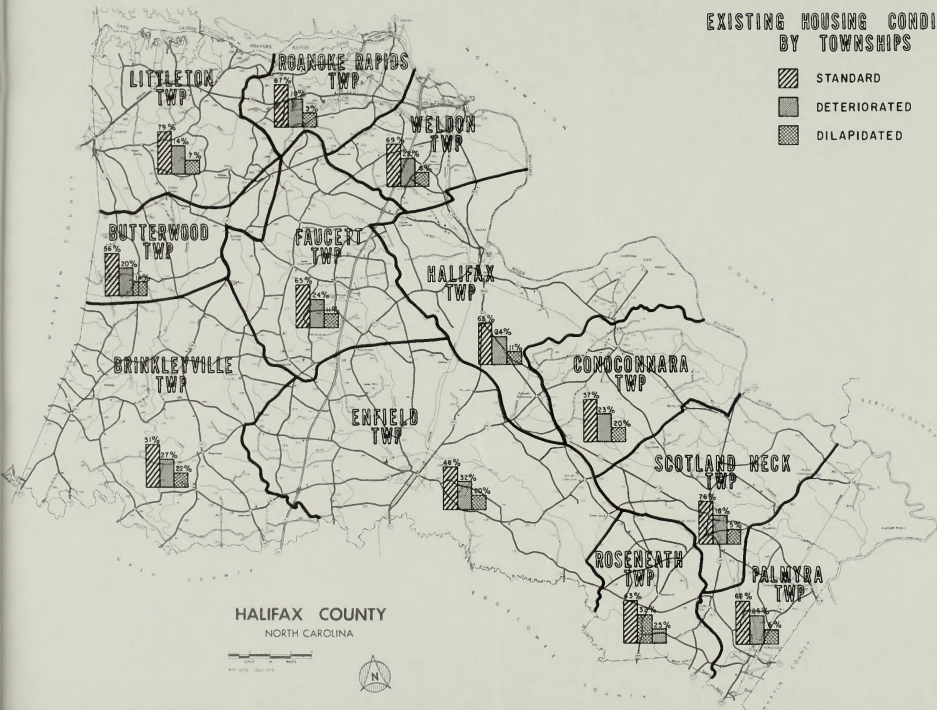
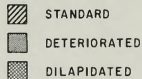




TABLE 8

HOUSING CONDITIONS BY TOWNSHIPS  
FALL OF 1975

Township	STANDARD		DETERIORATING		DILAPIDATED		Total Mobile Homes	Total Occupied	Total Vacant
	Occupied	Vacant	Occupied	Vacant	Occupied	Vacant			
Brinkleyville	507	9	273	6	217	42	160	1,157	57
Butterwood	141	1	43	1	29	15	21	234	17
Conocomara	152	0	62	1	51	23	31	296	24
Enfield	843	2	562	11	363	82	88	1,856	95
Faucett	372	0	139	42	65	37	52	628	79
Halifax	378	4	143	6	65	12	61	647	22
Littleton	837	3	152	3	69	60	123	1,181	66
Palmyra	251	1	95	8	23	58	29	398	67
Roanoke Rapids	515	5	60	1	17	10	95	687	16
Roseneath	117	1	68	1	90	18	28	303	20
Scotland Neck	847	2	202	12	68	42	45	1,162	56
Weldon	1,154	0	371	5	140	33	133	1,798	38
Halifax County	6,114	28	2,170	97	1,197	432	866	10,347	557

\* See Appendix for methodology

Source: <sup>2</sup> Land Potential Study and Land Development Plan, Halifax County, N. C.  
Fall 1975 - DCA, Windshied Survey of Housing Conditions



TABLE 9

EXISTING HOUSING - UPDATE 2-78<sup>\*</sup>  
(Supplement to Table 8)

New construction since Fall 1975	=250	owner occupied single family units
Mobile home connections (new residences)	=506	owner occupied
Total	756	owner occupied units constructed since 1975 survey
Public housing (Weldon Township)	= 78	rental units (mixed) constructed in 1977
Total	834	occupied units constructed since 1975 survey (standard)
Standard units in 1975	6,114	
Standard (new)	834	
Total	6,948	Standard in 1978
(1975)	866	
(New)	506	
Total	1,372	Mobile homes in 1978
Total occupied units in 1975 survey	= 10,347	
Total occupied units constructed since 1975 survey	= 834	
	11,181	Occupied units in 1978
	+ 557	Vacant (1975)
Total	11,738	Dwelling units in 1978 analysis

\* See Appendix for methodology

Source: <sup>3</sup> (For new construction and mobile home connections)  
Halifax County Building Inspection Department

## Status and Conditions of All Housing Units

An analysis of the data gathered in Table 8 , Housing Conditions by Townships and Table 9 (supplement-update), revealed that there is a total of 11,738 dwelling units in the twelve (12) Halifax County Townships (outside corporate boundaries). Of that total, 10,347 or 88 percent were existing occupied units in 1975. However, since the 1975 survey, according to the Halifax County Building Inspections Department, 250 owner occupied, single family, dwelling units have been constructed (outside corporate boundaries); 506 residential mobile home connections have been permitted and are occupied; and 78 new units of mixed public housing has been constructed. In all, 834 new dwelling units have been added to the existing housing stock (outside corporate boundaries). These 834 standard dwelling units represent 7 percent of the 1978 total housing stock. Further analysis of the housing conditions reveal that 557 or approximately 5 percent of the total 1978 housing stock is vacant. All of Halifax County Townships (area outside corporate boundaries) in 1978 had a calculated total, based on the survey and reported new constructions of 11,738 dwelling units of which, 7,842 or 67 percent are classified standard; 2,267 or 19 percent are deteriorating; and 1,629 or 14 percent are dilapidated. A total of 3,896 or 33 percent of the total housing stock is substandard; of that amount 529 or 13.6 percent are vacant. One-third of the total housing stock in the county (outside corporate boundaries) is classified as substandard, indicating a serious housing problem based on the availability of decent, safe and sanitary housing.

Housing conditions on a township level reveal a more detailed analysis. The following breakdown is provided from the 1975 Housing Survey of Halifax County Townships (areas outside corporate boundaries).

### Brinkleyville Township

Occupied Units: 997  
    Standard - 507 (51%)  
    Deteriorating - 273 (27%)  
    Dilapidated - 217 (22%)  
Vacant units: 57  
    Standard - 9  
    Deteriorating - 6  
    Dilapidated - 42

Almost one-half of the occupied housing in the township is in substandard condition, and 5 percent of the housing in the township is vacant. There are 160 occupied mobile homes, the highest percentage for any township in the county.

### Butterwood Township

Occupied Units:	213
Standard	141 (66%)
Deteriorating	43 (20%)
Dilapidated	29 (14%)
Vacant Units:	17
Standard	1
Deteriorating	1
Dilapidated	15

About 34 percent of the township's occupied dwelling units are in substandard condition, and 7 percent of the housing in the township is vacant. Mobile homes provide housing for 21 families in the township.

### Conoconnara Township

Occupied:	265
Standard	152 (57%)
Deteriorating	62 (23%)
Dilapidated	51 (20%)
Vacant Units:	24
Standard	0
Deteriorating	1
Dilapidated	23

Thirty-one families live in mobile homes in Conoconnara Township which means that about 12 percent of all occupied housing is mobile homes. Eight percent of all housing in the township is vacant, and all of the vacant housing is substandard. Forty-three percent of occupied housing in the township is substandard with about one-fifth of the township's occupied housing in a state of dilapidation.

### Enfield Township

Occupied:	1768
Standard	843 (48%)
Deteriorating	562 (32%)
Dilapidated	363 (20%)
Vacant:	95
Standard	2
Deteriorating	11
Dilapidated	82

Over half of the occupied dwellings in Enfield Township are substandard, and 5 percent of all housing is vacant. Five percent of all occupied housing consists of mobile homes.



### Faucett Township

Occupied:	576
Standard	372 (65%)
Deteriorating	139 (24%)
Dilapidated	65 (11%)
Vacant:	79
Standard	0
Deteriorating	42
Dilapidated	37

Twelve percent of the township's housing units are vacant with a large number of those vacant units in repairable condition. Eleven percent of all occupied units are dilapidated, indicating that housing conditions here are relatively better than in some adjacent townships. Mobile homes make up 9 percent of the total occupied units in the township.

### Halifax Township

Occupied:	586
Standard	378 (65%)
Deteriorating	143 (24%)
Dilapidated	65 (11%)
Vacant:	22
Standard	4
Deteriorating	6
Dilapidated	12

Halifax Township has a vacancy rate of 4 percent which is one percent lower than that of the county as a whole. Sixty-one mobile homes comprise 10 percent of the township's occupied units while 65 percent of the occupied units are standard.

### Littleton Township

Occupied:	1058
Standard	837 (79%)
Deteriorating	152 (14%)
Dilapidated	69 (07%)
Vacant:	66
Standard	3
Deteriorating	3
Dilapidated	60

One hundred twenty-three mobile homes account for 12 percent of all occupied housing units. A relatively high percentage of all occupied housing units are standard compared to the county as a whole. Six percent of the township's housing units are vacant, with a great number of these in dilapidated condition.

### Palmyra Township

Occupied:	369
Standard	251 (68%)
Deteriorating	95 (26%)
Dilapidated	23 (06%)
Vacant:	67
Standard	1
Deteriorating	8
Dilapidated	58

There are 29 mobile homes in Palmyra Township, comprising 8 percent of all occupied housing in the township. Seven percent of the housing is vacant, with most vacant units in a dilapidated condition.

### Roanoke Rapids Township

Occupied:	592
Standard	515 (87%)
Deteriorating	60 (10%)
Dilapidated	17 (03%)
Vacant:	16
Standard	5
Deteriorating	1
Dilapidated	10

The statistics given here do not reflect housing availability or conditions in Roanoke Rapids or South Belmont. The availability of standard housing in the surveyed area of the township shows a high percentage of the units are standard and that the vacancy rate is very low. Sixteen percent of occupied housing is in mobile homes.

### Roseneath Township

Occupied:	275
Standard	117 (43%)
Deteriorating	68 (25%)
Dilapidated	90 (32%)
Vacant:	20
Standard	1
Deteriorating	1
Dilapidated	18

Roseneath Township has the highest percentage of dilapidated houses in the county as well as a high percentage of deteriorating houses. There is a seven percent vacancy rate, and mobile homes make up 10 percent of the occupied housing.

### Scotland Neck

Occupied:	117
Standard	847 (76%)
Deteriorating	202 (18)
Dilapidated	68 (06%)
Vacant:	56
Standard	2
Deteriorating	12
Dilapidated	42

Only 4 percent of the occupied housing in this township is in mobile homes, and 5 percent of all housing is vacant and primarily of a delapidated nature. The percentage of standard housing units is well above the county average.

### Weldon Township

Occupied:	1665
Standard	1154 (69%)
Deteriorating	371 (22%)
Dilapidated	140 (08%)
Vacant:	38
Standard	0
Deteriorating	5
Dilapidated	33

Weldon Township's vacancy rate is only 2 percent which is the lowest in the county. Eight percent of the housing units consist of mobile homes, and the percentage of standard housing in the township is slightly above that of the county as a whole.

### Halifax County Totals

Occupied Units:	9481
Standard	6114 (64%)
Deteriorating	2170 (23%)
Dilapidated	1197 (13%)
Vacant Units:	557 (6%)
Standard	28
Deteriorating	432
Dilapidated	432
Total of all units	9913

Housing conditions in the county reflect with a fair degree of accuracy the economic conditions in the county. Roanoke Rapids Township is enjoying growth as an area center, and housing conditions tend to reflect the relative prosperity. Enforcement of land use and building regulations may also be responsible for housing conditions. In sparsely populated sections of the county there tend to be larger numbers of occupied units in need of repair and replacement than in developed areas, and vacant dilapidated structures are present in prominent numbers. There is little new construction in the county except in Roanoke Rapids Township and very limited speculative building.



TABLE 10

SURVEY OF HOUSING CONDITIONS IN HALIFAX COUNTY, 1975\*  
(Updated to 1978)

	ALL UNITS		OWNER		RENTER	
	Total	Suitable for Rehab	Total	Suitable for Rehab	Total	Suitable for Rehab
Occupied Units	11,181	2,170	6,597	1,280	4,584	890
Substandard	3,367	2,170	1,987	1,280	1,380	890
Standard	7,814	0	4,610	0	3,203	0
Vacant Units	557	97	329	57	228	40
Substandard	529	97	312	57	217	40
Standard	28	0	17	0	11	0
Total Units	11,738	2,267	6,925	1,337	4,813	930
Vacancy Rate	5%	4%	5%	4%	5%	4%

\* See Appendix for methodology

#### Occupancy and Utilization Characteristics

Table 10 presents the data reflecting the owners and renters in Halifax County Townships in 1978. Data for Table 10 was not available within the 1975 windshield survey. However, based on the 1970 Census owners occupied 59 percent of the housing stock and renters occupied 41 percent. Therefore, it is reasonable to estimate the owner and renter occupied units for 1978 by applying the same percentages as indicated in the 1970 Census for the current 11,181 occupied units, yielding:

1978 owner occupied @ 59% = 6,597

1978 renter occupied @ 41% = 4,584

100% 11,181 total occupied units in Halifax  
Townships in 1978.

An analysis of the data from the above table reveals that of the 3,367 or 29 percent total occupied substandard dwelling units in the county, 2,170 or 65 percent are suitable for rehabilitation. (Substandard units are classified as the deteriorating and the dilapidating units - only deteriorating units are classified as economically feasible or suitable for rehabilitation). Of the 557 vacant units in the county 28 or 5 percent are classified as standard vacant units ready for occupancy; 529 or 95 percent are substandard; 432 or 82 percent are dilapidated; 97 or 18 percent are classified as deteriorating or suitable for rehabilitation. Based on a total of 3,896 units in the county that are substandard, 2,267 or 58 percent are suitable for rehabilitation; of that amount 2,170 or 56 percent are owner-occupied and 890 or 23 percent are renter-occupied. 529 substandard vacant units represent 14 percent of the substandard units. The overall vacancy rate for the county is 5 percent. The vacancy rate for owners is calculated to be 5 percent and 4 percent for renters. This low vacancy rate seems to indicate the limited amount of decent housing for sale or for rent in Halifax County Townships.

Halifax County Townships (area outside corporate boundaries) current housing needs are greatest among those of its population living in substandard housing units (3,367 units). Approximately one third of the housing stock in the county townships are classified as substandard. The collected data revealed that 49 percent of the occupied housing in Brinkleyville Township is substandard; Conococonnara, 43 percent is substandard; Enfield, 52 percent is substandard; Roseneath has the highest percentage (32%) of dilapidated houses in the county and 57 percent of the occupied housing is substandard. As the housing survey indicates, the majority of the substandard housing units are concentrated in the southern half of Halifax County. An explanation for the concentration of these units in the southern half could possibly lie in the fact that northern Halifax is more industrialized, has more urban population and generally incomes tend to be higher in and around the more populated areas such as Roanoke Rapids. Southern Halifax tends to be more rural in character. Low income status of the rural residents of Halifax supports the theory that less money is available to upgrade existing housing to a standard classification.

#### Status of Assisted Housing

Halifax County is fortunate in that 294 public housing units exist within the county. All of these units are operated by the Roanoke-Chowan Regional Housing Authority and have been constructed since 1975. Specifically, the projects are distributed as follows:

<u>Location</u>	<u>Number of Units</u>	<u>Type</u>	<u>Completion Year</u>
Enfield (in town)	50	Mixed	1976
Weldon (outside town limits)	78	Mixed	1977
Roanoke Rapids (all in town)			
Georgia Avenue site	48	Mixed	1976
Tenth Street site	66	Mixed & Elderly	1976
Halifax (intown)	2	Mixed	1977
Scotland Neck (in town) (area annexed in 1977)	50 <sup>*</sup>	Mixed	1978
	<hr/> 294		

\* Section 8 new construction, presently under construction. Expected occupancy date in April/May, 1978.

The impact of these new standard housing units on housing quality in the county is significant. However, many more standard units are needed to help provide relief for those county residents who are unable to provide decent, safe and sanitary housing. The following chapter on Housing Need, seeks to help determine where the need is greatest.



## CHAPTER III

### FUTURE HOUSING NEEDS

In establishing future housing needs, consideration must be given to the analysis presented in the previous chapters of this study. The following list describes the general needs for housing to serve the residents of Halifax County for the current and future planning years.

1. A need for low to moderate income housing units.
2. A need for single family detached housing for families who now reside in overcrowded housing.
3. Multifamily apartment complexes to meet the demand for incoming residents.
4. More public housing for those residents whose incomes are below the median income limit set by HUD.
5. A countywide housing code ordinance to enforce and help maintain all housing units in a standard condition.

In trying to determine the number of housing units that will be needed in the future, other variables along with the ones previously mentioned must be considered. They are:

1. Additional units needed to maintain a stock of vacant units to permit internal mobility.
2. Units to replace the existing dilapidated structures.
3. Housing units needed to replace units that will be lost due to demolition, casualty or other means.
4. Housing units needed to replace structures becoming dilapidated during the planning period.

Housing needs have been projected by ten (10) year intervals to meet the population growth or decline in Halifax County. This need is based on a growth in population from 1970 to 1976, then a decline in projected population from 1976 to the year 2000. Population changes (percent of change) have been computed into a factor used to determine the assisted and nonassisted housing need for Halifax County Townships (area outside corporate boundaries).

For future planning purposes, it is estimated that the need for assisted housing in Halifax County will decline by a total of 214 assisted households; and a total of 57 nonassisted households from 1976 to the year 2000. The following table summarizes the estimated housing needs up to the year 2000. A total of 5,118 assisted households; (1,204 nonassisted households) will need and qualify for financial housing assistance under HUD requirements.

TABLE 11

## SUMMARY OF FINDINGS

ESTIMATED TOTAL ASSISTED AND NONASSISTED HOUSING NEEDS FROM  
1970 to 2000

Year	Projected Population	Percent Change	Projected Assisted**	Projected Nonassisted**
			<u>Dwelling Units</u>	<u>Dwelling Units</u>
Population growth 1970	53,884		5,300	1,245
1976	55,000	+1.2%	<u>5,362</u>	<u>1,261</u>
			62 D.U. Increase	16 DU.
Population decline 1976			5,362	1,261
1980	53,300*	-3.10%	5,196 (loss of 166 D.U.)	1,222 (loss of 39 D.U.)
1990	53,000*	- .56%	5,167 (loss of 29 D.U.)	1,215 (loss of 7 D.U.)
2000	52,500*	- .94%	5,118 (loss of 49 D.U.)	1,204 (loss of 11 D.U.)
	2,500	-4.40%	244 loss in D.U. needed	57 loss in D.U. needed

\* Population projections are from the Region L Land Use Plan and the Region L Housing Plan.

\*\* Projected housing needs were determined by a disaggregation of the 1970 HUD-EMAD Census data for Halifax County, North Carolina.

Estimates of the number of low income households currently needing financially assisted rehabilitation and construction is shown in Table 12. Households with assisted housing needs are defined as those households living in substandard housing (as defined by HUD-EMAD tabulations) whose income is below \$5,799, which make them eligible for HUD assistance.



TABLE 12

ESTIMATED ASSISTED HOUSING NEEDS, HALIFAX COUNTY, 1970<sup>a</sup>

	Total %		Elderly %		Nonelderly	
					Family (4 or less persons)	Large Family (5 or more persons)
Total Households	5300	100	1987	37	1790 or 34%	1523 or 29%
Owner-Occupied	1537	29	881	16	425 or 8%	255 or 5%
Renter-Occupied	3763	71	1106	21	1365 or 26%	1268 or 24%
Minority Occupied	3869	73	1224	23	1340 or 25%	1348 or 25%
Owner-Occupied	1007	19	511	10	290 or 5%	216 or 4%
Renter-Occupied	2862	54	713	13	1050 or 20%	1132 or 21%

<sup>a</sup>See Appendix for methodology

As Table 12 indicates, 1970 renters had most of Halifax County's assisted housing needs (71 percent). Minority and elderly households have a high need for assisted housing in proportion to their total numbers, making up 73 percent and 37 percent respectively, of households needing assisted housing. Sixty-three percent (63%) of the assisted housing needs are among the nonelderly families. Fifty-one (51) percent of the nonelderly needing assisted housing are minorities. The greatest need for assisted housing in Halifax County is among renter households, who are made up of the elderly and minority populations.

TABLE 13

ESTIMATED NONASSISTED HOUSING NEEDS, HALIFAX COUNTY, 1970<sup>a</sup>

	Total %		Elderly %		Nonelderly	
					Family (4 or less persons)	Large Family (5 or more persons)
Total Households	1245	100	268	22	370 or 30%	607 or 48%
Owner-Occupied	604	48	148	12	226 or 18%	230 or 18%
Renter-Occupied	641	52	120	10	144 or 12%	377 or 30%
Minority-Occupied	723	58	149	12	162 or 13%	412 or 33%
Owner-Occupied	289	23	75	6	75 or 6%	139 or 11%
Renter-Occupied	434	35	74	6	87 or 7%	273 or 22%

<sup>a</sup>See Appendix for methodology

In Table 13, Estimated Nonassisted Housing Needs, 1970, are presented. Households with nonassisted housing needs are defined as those households living in substandard housing units, but with incomes too high to be eligible (over the median family income of 5,799 in 1970) for HUD assistance. These figures show a more even distribution of housing needs among the various segments of the population than does Table 12. Thus most of Halifax County's housing needs lie with those inhabitants unable to afford them. Attempts to meet the county's housing needs should concentrate on providing assisted housing, especially assisted rental housing among the minorities and the elderly.

TABLE 14

ESTIMATED ASSISTED HOUSING NEED BY TOWNSHIP, 1970 AND 1976<sup>b</sup>

Township	1970 Population	1970 of Total Percent	1970 Housing(Factor*) Need	1976 Housing Need	Additional Projected Need
Brinkleyville	4140	7.68	407 x(1.012)	412	5
Butterwood	588	1.09	58	59	1
Conoconnara	1006	1.86	99	100	1
Enfield	7616	14.13	749	758	9
Faucett	2089	3.87	205	208	3
Halifax	2630	4.88	259	262	3
Littleton	3376	6.26	332	336	4
Palymra	1546	2.86	152	154	2
Roanoke Rapids	18505	34.34	1820	1842	22
Roseneath	1104	2.04	108	109	1
Scotland Neck	5013	9.30	494	499	5
Weldon	6268	11.63	617	623	6
Halifax County	53,884	100.00	5300	5362	62

Procedure:

Step 1 = 1970 (TWP Population Percentage) x 1970 (Total County Assisted Housing need)(5300) = 1970 TWP Housing Need.

Step 2 = 1970 (TWP Housing Need) x (Percent Population Increase (1970-1976, Factor-1.012\*)) = 1976 Assisted Housing Need.

Step 3 - 1976 HH (5362) - 1970 HH (5300) = 62. Total Households Projected 1976 Projected Housing needs were determined by multiplying the 1970 housing needs by the population increase (factor 1.012\*) to obtain the total housing needs by townships for 1976.

<sup>4</sup> \* North Carolina Municipal Population, 1976.

<sup>b</sup> See Appendix for methodology

Source: U. S. Census of Population, 1970



TABLE 15

ESTIMATED NONASSISTED HOUSING NEEDS BY TOWNSHIPS, 1970 AND 1976<sup>b</sup>

Township	1970 Population	1970 of Total Percent	1970 Housing (Factor)* Need	1976 Housing Need	Additional Projected Need
Brinkleyville	4140	7.68	96 x (1.012)	97	1
Butterwood	588	1.09	14	14	0
Conoconnara	1006	1.86	23	23	0
Enfield	7616	14.13	176	178	2
Faucett	2089	3.87	48	49	1
Halifax	2630	4.88	61	62	1
Littleton	3376	6.26	78	79	1
Palymra	1546	2.86	36	36	0
Roanoke Rapids	18505	34.34	427	433	6
Roseneath	1104	2.04	25	26	1
Scotland Neck	5013	9.30	116	117	1
Weldon	6268	11.63	145	147	2
Halifax County	53,884	100.00	1245	1261	16

## Procedure:

Step 1 - 1970 (Township population percentage) x 1970 (Total county nonassisted housing need (1245)) = 1970 township need.

Step 2 - 1970 (Township housing need) x (Percent population increase (1970-1976, Factor - 1.012\*)) = 1976 Nonassisted housing need.

Step 3 - 1976 HH (1261) - 1970 HH (1245) = 16 Total households projected.

<sup>b</sup>See Appendix for methodology

Source: U. S. Census of Population, 1970

Table 14, Estimated Assisted Housing Needs by Townships for 1970 and 1976, indicates (based on the 1970 HUD-EMAD estimates of households that qualify for HUD assistance based on the median income (\$5799) for the county) that the 12 Halifax Townships will need a total of 62 additional households that qualify under HUD requirements for assistance. The 62 additional assisted households were estimated to be 1.2 percent of the population increase for the county from 1970 to 1976. This percentage increase represents the computing factor which is necessary for estimating the additional assisted housing needs from 1970 to 1976.

Table 15, Estimated Nonassisted Housing Needs by Townships for 1970 and 1976, indicates (based on 1970 HUD-EMAD tabulations) that the Halifax Townships will need a total of 16 additional households that will not qualify for assistance because their median income is above the HUD income limit of \$5799 for Halifax County (1969). The estimates for nonassisted households were calculated also based on the population increase for the county from 1970-1976 of 1.2 percent.

TABLE 16

ESTIMATED ASSISTED HOUSING NEED, HALIFAX COUNTY, 1976-1980<sup>c</sup>

					Nonelderly	
					Family (4 or less persons)	Large Family (5 or more persons)
Total Households	5196	100	1922 or 37		1767 or 34%	1507 or 29%
Owner-Occupied	1507	29	83 or 16		416 or 8%	260 or 5%
Renter-Occupied	3689	71	1091 or 21		1350 or 26%	1247 or 24%
Minority Occupied	3793	73	1195 or 23		1299 or 25%	1299 or 25%
Owner-Occupied	987	19	520 or 23		260 or 5%	208 or 4%
Renter-Occupied	2805	54	675 or 13		1039 or 20%	1091 or 21%

Factor = -.0310 (projected population loss 1976-1980)

Procedure: 1970 (5300) + 1976 increase (62) = 5362 HH in 1976

1976 HH (5362) x  $-(.0310)$  = 166

5362 - 166 = 5196 (1980 assisted households)

<sup>c</sup>See Appendix for methodology

TABLE 17

ESTIMATED NONASSISTED HOUSING NEED, HALIFAX COUNTY, 1976-1980<sup>c</sup>

	Total %		Elderly %	Nonelderly	
				Family (4 or less persons)	Large Family (5 or more persons)
Total Households	1222	100	268 or 22	367 or 30%	587 or 48%
Owner-Occupied	586	48	146 or 10	220 or 18%	220 or 18%
Renter-Occupied	636	52	122 or 10	147 or 12%	367 or 30%
Minority Occupied	709	58	147 or 12	159 or 13%	403 or 33%
Owner-Occupied	280	23	73 or 6	73 or 6%	134 or 11%
Renter-Occupied	428	35	73 or 6	86 or 7%	269 or 22%

Factor =  $-.0310$  (population loss 1976-1980)

Procedure:  $1970 (1245) + 1976 \text{ increase } (16) = 1261$

$1261 \times (-.0310) = 39 \text{ loss in HH}$

$1261 - 39 = 1222$  (1980 nonassisted households)

<sup>c</sup>See Appendix for methodology

Projections of assisted and nonassisted housing needs into the future (Tables 16 and 17) are made on the assumption that assistance programs continue at the same level as between 1970 and 1976, although there is a small decline in the number of households needed. The declining need for assisted housing is based on the projected loss of population in Halifax County from 1976-1980. The Elderly, Minorities and Renters in the future housing needs of the county still maintain a large percentage of the projected needs.



TABLE 18

ESTIMATED ASSISTED HOUSING NEED, HALIFAX COUNTY, 1980-1990<sup>d</sup>

	Total	%	Elderly	%	Nonelderly	
					Family (4 or less persons)	Large Family (5 or more persons)
Total Households	5167	100	1912	37	1757 or 34%	1498 or 29%
Owner-Occupied	1498	29	827	16	413 or 8%	258 or 5%
Renter-Occupied	3669	71	1085	21	1344 or 26%	1240 or 24%
Minority Occupied	3772	73	1189	23	1292 or 25%	1292 or 25%
Owner-Occupied	982	19	517	10	258 or 5%	207 or 4%
Renter-Occupied	2790	54	672	13	1033 or 20%	1085 or 21%

Factor: -.0056 (projected population loss 1980-1990)

Procedure: 1980 (5196 HH) - .0056 loss (29 HH):  
5167 HH in 1990<sup>d</sup>See Appendix for methodology

TABLE 19

ESTIMATED NONASSISTED HOUSING NEED, HALIFAX COUNTY, 1980-1990

	Total	%	Elderly	%	Nonelderly	
					Family (4 or less persons)	Large Family (5 or more persons)
Total Households	1215	100	267	22	365 or 30%	583 or 48%
Owner-Occupied	583	48	146	12	219 or 18%	219 or 18%
Renter-Occupied	632	52	121	10	146 or 12%	365 or 30%
Minority Occupied	705	58	146	12	158 or 13%	401 or 33%
Owner-Occupied	279	23	73	6	73 or 6%	134 or 11%
Renter-Occupied	426	35	73	6	85 or 7%	267 or 22%

Factor: -.0056 (population loss 1980)

Procedure: 1980 (1222) -.0056 loss (7 HH) = 1215 HH in 1990



As indicated by Tables 18 and 19, estimated projections of assisted and nonassisted housing needs into the future, housing assistance programs should continue at the same level as between 1976-1980. The small decline in the number of households needed reflect the projected population decline for the decade between 1980-1990. Trends indicated from the 1970 HUD-EMAD tabulations will continue into the future based on percentages of the different segments of the population that were estimated for the assisted and nonassisted housing needs of Halifax County. (See the 1970 assisted and nonassisted needs for the corresponding percentages used in the calculations.

TABLE 20

ESTIMATED ASSISTED HOUSING NEEDS, HALIFAX COUNTY, 1990-2000

	Total	%	Elderly	%	Nonelderly	
					Family (4 or less persons)	Large Family (5 or more persons)
Total Households	5118	100	1894	37	1740 or 34%	1484 or 29%
Owner-Occupied	1484	29	819	16	409 or 8%	256 or 5%
Renter-Occupied	3634	71	1075	21	1331 or 26%	1228 or 24%
Minority Occupied	3736	73	1177	23	1280 or 25%	1279 or 25%
Owner-Occupied	972	19	512	10	256 or 5%	205 or 4%
Renter-Occupied	2764	54	665	13	1024 or 20%	1074 or 21%

Factor:  $-.0094\%$  (projected population loss 1990-2000)

Procedure: 1990 (5167 HH)  $-.0094$  loss (49 HH) = 5118 HH in 2000

TABLE 21

## ESTIMATED NONASSISTED HOUSING NEED, HALIFAX COUNTY, 1990-2000

	Total	%	Elderly	%	Nonelderly	
					Family (4 or less persons)	Large Family (5 or more persons)
Total Households	1204	100	265	22	361 or 30%	578 or 48%
Owner-Occupied	578	48	145	12	217 or 18%	217 or 18%
Renter-Occupied	626	52	120	10	144 or 12%	361 or 30%
Minority Occupied	698	58	144	12	157 or 13%	397 or 33%
Owner-Occupied	277	23	72	6	72 or 6%	132 or 11%
Renter-Occupied	421	35	72	6	85 or 7%	265 or 22%

Factor: -00.94% (projected population loss 1990-2000)

Procedure: 1990 (1215 HH)  $-.0094$  loss (11 HH) = 1204 HH in 2000

As Tables 20 and 21 indicate, a projected decline in population reveals an estimated decline in nonassisted and assisted housing needs in Halifax County through year 2000.

TABLE 22

ESTIMATED ASSISTED HOUSING NEED BY TOWNSHIPS, 1976-2000<sup>f</sup>

Townships	1976 Housing Need	1976-1980 Housing Need	1980-1990 Housing Need	1990-2000 Housing Need
Brinkleyville	412 x (-.0310)	399 x (-.0056)	397 x (-.0094)	393
Butterwood	59	57	57	56
Conoconnara	100	97	97	96
Enfield	758	735	730	723
Faucett	208	202	201	199
Halifax	262	254	253	251
Littleton	336	326	324	321
Palmyra	154	149	148	147
Roanoke Rapids	1842	1784	1774	1757
Roseneath	109	106	105	104
Scotland Neck	499	484	481	476
Weldon	623	603	600	595
Halifax County	5362	5196	5167	5118

<sup>f</sup> See Appendix for methodology.

TABLE 23

ESTIMATED NONASSISTED HOUSING NEED BY TOWNSHIPS, 1976-2000<sup>f</sup>

Townships	1976 Housing Need	1976-1980 Housing Need	1980-1990 Housing Need	1990-2000 Housing Need
Brinkleyville	97 x (-.0310)	94 x (-.0056)	93 x (-.0094)	92
Butterwood	14	14	14	14
Conoconnara	23	22	22	22
Enfield	178	172	171	169
Faucett	49	47	47	47
Halifax	62	60	60	59
Littleton	79	77	77	76
Palmyra	36	35	35	35
Roanoke Rapids	433	421	418	414
Roseneath	26	25	25	25
Scotland Neck	117	113	112	111
Weldon	147	142	141	140
Halifax County	1261	1222	1215	1204

<sup>f</sup> See Appendix for methodology.

Tables 22 and 23, Estimated Assisted and Nonassisted Housing Needs by Townships, 1976-2000, (years of projected decline in Halifax population) outlines the estimated decline in housing need based on population projections for those years.

By the year 2000, Halifax County, based on population projections, should have a decreased need (from the 1970-1976 growth years) for assisted and non-assisted housing that are classified as substandard. For planning purposes it is estimated that, 4.55 percent or 244 less financially assisted households will be needed in the county, 57 less households are estimated for nonassisted needs. The loss of population and a need for less households are primarily due to heavy out migration; lack of good economic conditions (wages and salaries); better educational attainment in regional urban centers, which lure the young working class and an overall low median income for the county as a whole seem to support the declining need for assisted housings. The rural nature of Halifax County alone appears to justify the outward movement of its working class to the nearby urban areas where jobs, housing, schooling and general living conditions are considered better. In fact, 1976 Halifax residents were traveling up to 120 miles per day to reach their place of employment.

Based on trends established from the 1970 HUD-EMAD data for families needing financial assistance, renters (71%) have the greatest need for assistance in the county. Minorities (elderly and nonelderly) need assistance and from an analysis of the accompanying data appear to have a serious housing problem throughout the county. An increasing (total) elderly population in the county will demand about 37 percent of the needed financial assistance for future decent, safe and sanitary housing in Halifax County.



## CHAPTER V

### HOUSING GOALS AND OBJECTIVES

To assure consistency and aid in future program direction in meeting housing needs identified in this study, the following goals and objectives are offered to provide a decent home and suitable living environment for all residents of Halifax County pursuant to Title XVI of the Housing Act of 1968, as amended; are set forth:

#### BROAD GOAL 1

Promote an adequate supply and production of housing to meet the needs of all the people of Halifax County, regardless of their income.

#### OBJECTIVES:

Improve the living environment of low and moderate income families through programs designed to assure the provisions and/or preservation of decent, safe, and sanitary housing. Provide housing for the elderly.

TASK: Next 12-24 months.

1. Immediately begin to establish an active limited housing code enforcement program--(possibly within the Halifax County Building Inspection Department).
  - a. After a period of time (12 months) evaluate the current plan to determine the value of the program with regard to the number of houses being torn down and the number being rehabilitated.
  - b. Make recommendations for continuation, expansion, or alteration of the program.
  - c. Publish citizens guide which explains code requirements, inspection procedures, and compliance process.
2. Establish a Housing Cooperative--(possibly within the Roanoke-Chowan Regional Housing Authority) which would provide property management and rehabilitation services for those households which are eligible for assistance under HUD requirements.
3. Establish a community (countywide) self-help rehabilitation program through the Housing Cooperative Program
4. Cooperate with an encourage the Regional Housing Authority to construct needed units of public housing for the elderly and low to moderate income.

#### FUTURE TASK:

5. Encourage the Roanoke-Chowan Regional Housing Authority to seek fundings for rural housing.
6. Encourage the planning of and seek funding for new public housing through the Roanoke-Chowan Regional HOusing Authority.
7. Strictly enforce all ordinances and regulations which will help maintain or achieve a decent home and living environment for all residents of the county.

#### BROAD GOAL 2

Promote sufficient distribution of housing to provide the people of Halifax County at various income levels an opportunity to obtain a wider choice of housing location.

#### OBJECTIVES:

Provide for an economic mix of housing in all areas of the county; encourage and aid the private construction of sales and rental housing for various income levels.

TASK: Next 12-24 months.

1. In accordance with the adopted Halifax County Land Development Plan regarding recommendations for residential development in the county, promote land acquisition for private construction of sales and rental housing for various income levels. Several programs are now available for private construction.
  - a. The Section 8 Housing Assistant Payments Program for new construction--(the developer uses private financing to construct units subsequently making them available to lower income households who will pay only 25 percent of their income for rent (the balance paid to the owners by HUD).
  - b. Under the Section 502 program through the Farmers Home Administration offers low interest loans for moderate income families interested in buying moderately priced homes.
  - c. Farmers Home also has a program for moderate income renters. Under the Section 515 program a private developer can secure financing at a below market interest rate to construct rental units for moderate income renters.

#### FUTURE TASK:

2. Disburse federally assisted low income housing throughout the county. (Plans should be studied for subsequent adoption).

3. Establish or continue a multiyear ongoing Community Development Program consisting of the rehabilitation of low income housing.

### BROAD GOAL 3

Provide for equal opportunity in housing for all residents regardless of sex, race, color, national origin or religion.

#### OBJECTIVE:

Establish a citizens Fair Housing Task Force to promote the sale and rental of decent housing anywhere it is available in the county.

TASK: Next 12-24 months.

1. Fair Housing Task Force will study present legislation and models of the kind for a Fair Housing Ordinance to help assess the county's need sufficiently. This task force would then design an ordinance including provisions for enforcement. The ordinance should be strong and enforceable so as to alleviate discriminating practices in existence.

Ordinance Passage - Task force will present its recommendations to the County Planning Board.

2. Publicize the rights of prospective buyers and renters of housing as well as the procedure for airing grievances.

#### FUTURE TASK:

3. Establish lines of communication through designated representatives of the Roanoke Rapids Board of Realtors, the Roanoke-Chowan Regional Housing Authority, and any other housing related groups. Through the cooperative efforts of these groups prepare and make available to all a housing information statistical study which will include reports done by outside consultants in housing and housing statistical guide.

### BROAD GOAL 4

Encourage expanded economic opportunities, especially for persons of low and moderate income.

#### OBJECTIVES:

Support public and private programs designed to train and employ the unemployed; support equal opportunity employment practices; and encourage new businesses and industries to locate in the county.



TASK: Next 12-24 months.

1. Seek CETA funding for county communities or local units of governments that have not shown previous interest in such programs. Possibly the County Planning Board will act as a catalyst for encouraging participation.
2. Seek N. C. State Funding Agencies such as (OMBE) Office of Minority Business Enterprise, (SEOO) State Economic Opportunity Office which help bring in federal funds for low income people.
3. Encourage the County Social Services Department to upgrade its existing programs designed to help employ the unemployed recipients.

FUTURE TASK:

4. Encourage technical schools and colleges located in the county to promote recruitment into job related curriculums and/or self-help programs.
5. Encourage the County Education Board to promote job related and self-help type curriculums in the county school system if feasible.
6. Encourage advertising of jobs located throughout the county to reach more county residents wherever feasible.

BROAD GOAL 5

Provide all residential communities, especially low and moderate income areas, with readily available and adequate community facilities and services.

OBJECTIVES:

Study the feasibility of adopting and using a Capital Improvement Budget as a means to systematically upgrade the county's water, sewer, streets, recreation and other services. Continue to seek state and federal grants to help in upgrading neighborhood quality.

TASK: Next 12 to 24 months.

1. Seek Community Development Block Grant Funds for upgrading community facilities and services.
2. Seek Economic Development Funds.
3. Provide adequate recreation programs in terms of quantity and quality for all age groups and handicapped people.
4. Continue to seek funds to help finance the county water system.

FUTURE TASK:

5. Continue to study the feasibility of a Capital Improvement Program.
6. Seek ongoing federal programs designed to improve services, facilities, etc.

BROAD GOAL 6

The continuation of comprehensive planning activities including housing, residential development, and community facilities.

OBJECTIVES:

Adopt and use Housing Element and other planning documents that facilitate future growth.

TASK: Next 12 to 24 months.

1. Continue cooperation with county, regional, and state government planning agencies.
2. Adopt and implement the Housing Element.

FUTURE TASK:

3. Revise the Housing Element to remain abreast of the county housing situation.
4. Continue to seek Housing Funding and Planning assistance of all types.

## CHAPTER 6

### MEETING HOUSING NEEDS

#### HOUSING POLICY

In order to provide adequate housing for all of the residents of Halifax County, cooperative effort between the local government and the private sector (including builders, developers, and financial institutions) is needed. The policies of both the public and private sector must be tailored to take advantage of all resources if the goals and objectives of this element are to be achieved.

#### PUBLIC POLICIES

The county should assess the effectiveness and fairness of its current policies that pertain to housing by reviewing and, if necessary, revising its zoning, subdivision, and government services policies and regulations. Because of the additional resources needed for an effective housing program, it will be essential, that county cooperate with other levels of government in efforts to obtain the additional funding and the technical assistance required. It should be the county's policy to develop its housing policies by means of continual interaction between its policy-makers and its citizens. The following policies will help achieve the county's overall housing goals:

1. It is the policy of Halifax County to make every effort to find suitable housing for all residents, to assist owners of sub-standard housing with home improvement loans, and to upgrade substandard rental housing through code enforcement.
2. It is the policy of Halifax County to provide all residents with the same level of service for all of the county's facilities and services. Areas with deficiencies will be upgraded through the recommended Capital Improvement Program over a period of years.
3. It is the policy of the county to eliminate discrimination in housing, where it exists, through equitable code enforcement and zoning.
4. It is the policy of the county to encourage the development of new housing for low and moderate income families by increasing density standards in the zoning ordinance wherever applicable; by encouraging builders to building housing for this market, and by seeking state and federal assistance where available.

#### PRIVATE POLICIES

While the county cannot dictate private policies regarding housing, it could encourage the following suggested policies:



1. For moderate income families, a graduated mortgage payment program should be instituted which would allow lower initial housing payments until incomes rise in later years.
2. Encourage local bankers and saving and loans associations to establish a fund of money to be used for low interest improvement loans.
3. Encourage local banks and saving and loans to make money available for builders to construct rental housing under Section 8.

#### DISTRIBUTION PLAN

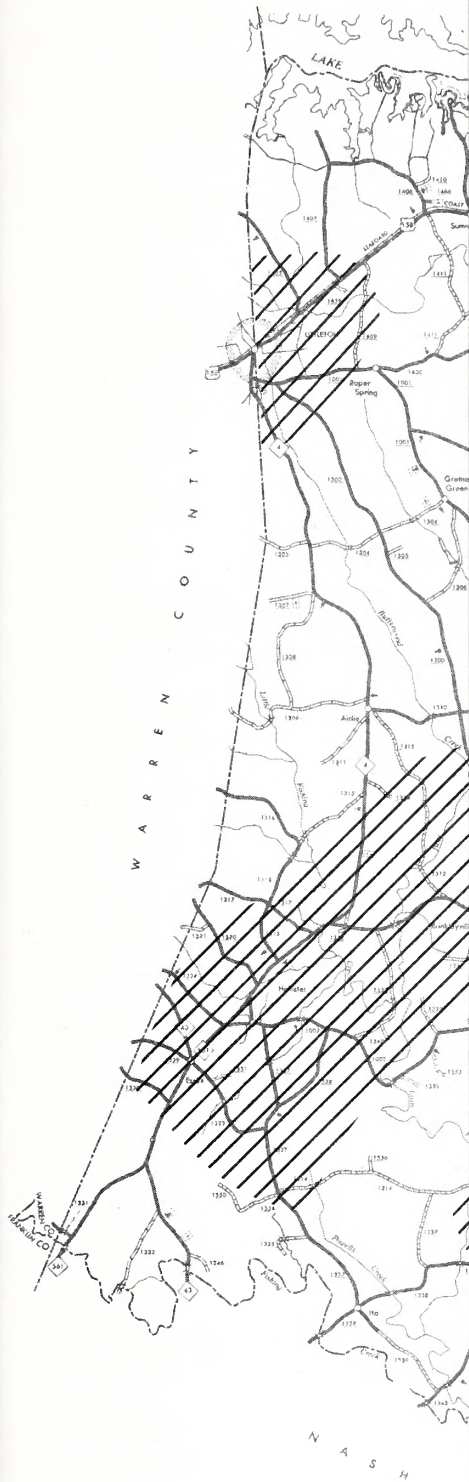
For assisted housing, scattered sites are proposed throughout the county, however special attention should be given to rural southern Halifax County due to the large numbers of substandard housing; concentrations of low to moderate income people; large concentration of minorities, and elderly people with low incomes. For nonassisted housing, units should be located wherever needed. The following distribution plan identifies the needs by township based on the above variables to justify needs.

#### DISTRIBUTION PLAN FOR ASSISTED HOUSING

<u>Township</u>	<u>1970 Major Concentrations of % Minorities to TWP. Population</u>	<u>% 65 years and over</u>
Brinkleyville	90%	7.9%
Enfield	73%	10.4%
Halifax	64%	7.9%
Littleton	75%	12.0%
Scotland Neck	56%	11.1%
Weldon	50%	8.7%

Assisted housing needs for Halifax County are based on 1970 HUD-EMAD tabulations for substandard dwelling units and incomes below the HUD eligibility limit. Planned assisted housing should be maintained at a level comparable to the assisted needs outlined in Chapter 3 Housing Needs. Due to projected population decline, there is a projected decline in the number of assisted units needed. Therefore a substantial increase in the number of assisted households in Halifax County in the future is not recommended. Map 5 shows the general areas of concentration for assisted housing needs in the county.

WARREN COUNTY



1. For moderate income families, a graduated mortgage payment program should be instituted which would allow lower initial housing payments until incomes rise in later years.
2. Encourage local bankers and saving and loans associations to establish a fund of money to be used for low interest improvement loans.
3. Encourage local banks and saving and loans to make money available for builders to construct rental housing under Section 8.

#### DISTRIBUTION PLAN

For assisted housing, scattered sites are proposed throughout the county, however special attention should be given to rural southern Halifax County due to the large numbers of substandard housing; concentrations of low to moderate income people; large concentration of minorities, and elderly people with low incomes. For nonassisted housing, units should be located wherever needed. The following distribution plan identifies the needs by township based on the above variables to justify needs.

#### DISTRIBUTION PLAN FOR ASSISTED HOUSING

<u>Township</u>	<u>1970 Major Concentrations of % Minorities to TWP. Population</u>	<u>% 65 years and over</u>
Brinkleyville	90%	7.9%
Enfield	73%	10.4%
Halifax	64%	7.9%
Littleton	75%	12.0%
Scotland Neck	56%	11.1%
Weldon	50%	8.7%

Assisted housing needs for Halifax County are based on 1970 HUD-EMAD tabulations for substandard dwelling units and incomes below the HUD eligibility limit. Planned assisted housing should be maintained at a level comparable to the assisted needs outlined in Chapter 3 Housing Needs. Due to projected population decline, there is a projected decline in the number of assisted units needed. Therefore a substantial increase in the number of assisted households in Halifax County in the future is not recommended. Map 5 shows the general areas of concentration for assisted housing needs in the county.



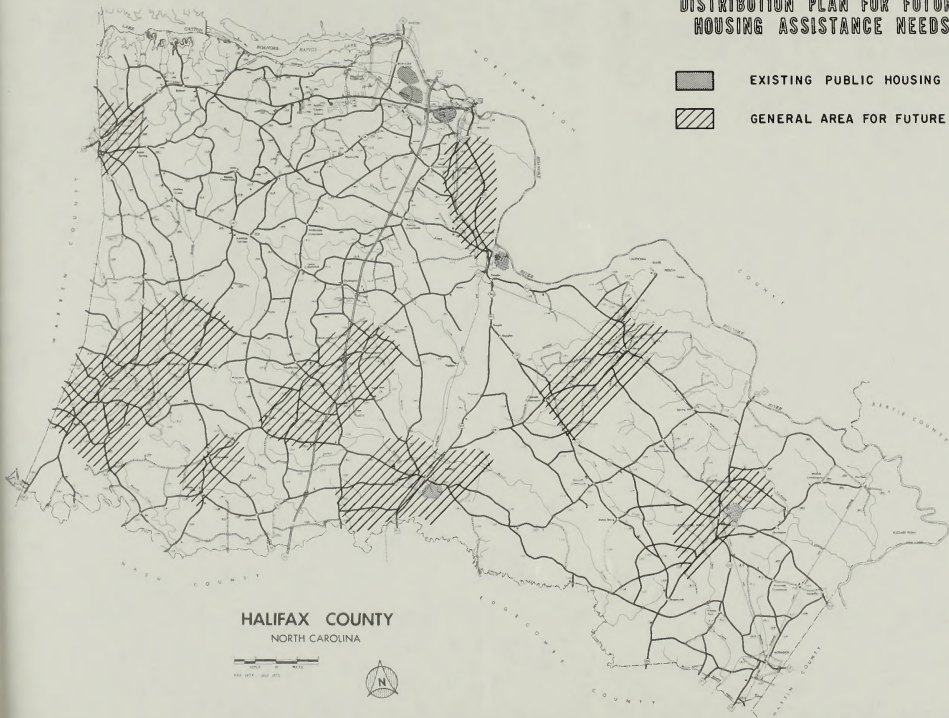
# DISTRIBUTION PLAN FOR FUTURE HOUSING ASSISTANCE NEEDS



EXISTING PUBLIC HOUSING



GENERAL AREA FOR FUTURE NEEDS





## IMPLEMENTATION STRATEGIES AND ACTIVITIES

The strategies outlined below call for the cooperation among the county's policy-makers, the citizens, private developers, and assistance from other levels of government.

### DEVELOPMENT OF NEW HOUSING

For nonassisted housing, these needs can only be met by private builders, developers, or landlords. The county can help this process through a code enforcement program.

The assisted housing needs can only be met by the cooperative efforts of the county policy-makers, private developers, the Roanoke-Chowan Housing Authority, the Region I Council of Governments and federal housing assistance programs. For low income, and the elderly, public housing is the most logical choice. The site and appearance of public housing should be carefully studied and selected so as to avoid the stigma of "public housing" and the resulting segregation of its residents.

### PRESERVATION AND REHABILITATION OF EXISTING HOUSING

The responsibility of preserving and rehabilitating existing housing belongs to individuals and the county. The county should continue to seek Community Development funds to rehabilitate the areas outlined in the distribution plan. Further consultation can be provided by the Roanoke-Chowan Regional Housing Authority which includes Halifax County. Properties with historical significance should be preserved through efforts of local civic groups.

### CODE ENFORCEMENT PROGRAMS

A limited code enforcement program should be started, which would consist of the demolition of dilapidated vacant housing units (some dilapidated vacant units in Halifax County are used by farmers for storage purposes) and the prohibition of the occupancy of substandard housing once vacated. As assisted housing units become available, enforcement of the code should become more stringent until all substandard units are rehabilitated or demolished.

### PUBLIC PROGRAMS

Many housing needs and demands will have to be met through the participation by local governments, private citizens, and private and public agencies in some type of federally assisted housing programs. Because current federal housing programs are subject to constant rules



changes and because new programs are always being developed and existing programs discontinued, this section will not attempt to provide a detailed description of the various federal programs, but simply identify programs that are currently available. Anyone that wishes more detailed information should contact either the Department of Housing and Urban Development (HUD), Farmers Home Administration (FmHA), the Veterans Administration (VA), or the Federal Housing Administration (FHA).

Key federal housing programs available to public and private organizations and to private citizens are listed below:

A. Farmers Home Administration (FmHA), Department of Agriculture

1. Rural Housing Loans (Section 502)--construction, repair, or purchase of low to moderate income family housing (families).
2. Rural Housing Site Loans (Sections 523 and 524)--purchase and development of sites for low and moderate income family housing (nonprofit organizations).
3. Rural Rental Housing Loans (Sections 515 and 521)--construction repair, or purchase of rental or cooperative housing.
4. Very Low-Income Housing Repair Loans and Grants (Section 504)--(families).
5. Rural Self-Help Housing Technical Assistance (Section 523)--(low-income families).

B. Federal Housing Commissioner (FHA), Department of Housing and Urban Development

1. Interest Reduction (Section 236)--construction or rehabilitation of rental or cooperative housing for lower income families (nonpublic sponsors).
2. Interest Reduction (Section 235)--purchase or rehabilitation of lower income family housing (nonprofit organizations, families, handicapped and elderly).
3. Major Home Improvement Loan Insurance (Section 203)--families
4. Mobile Home Loan Insurance (Title I)--purchase of mobile homes (families).
5. Mortgage Insurance (Section 234)--construction, rehabilitation, or purchase of condominium projects or units (sponsors, families).
6. Mortgage Insurance (Section 213)--construction, rehabilitation or purchase of cooperative projects or units (sponsors, cooperative, cooperative members).

7. Mortgage Insurance (Section 203)--purchase of proposed, under-construction, or existing 1-4 family housing (families).
8. Mortgage Insurance (Section 207)--construction or rehabilitation of mobile home parks (sponsors).
9. Mortgage Insurance (Section 207, 221)--construction or rehabilitation of rental housing (sponsors).
10. Mortgage Insurance (Section 231)--construction or rehabilitation of rental housing for the elderly (sponsors).
11. Mortgage Insurance (Section 237)--purchase of single-family homes (special credit risk families).
12. Mortgage Insurance (Title X)--purchase of land and development of building sites for subdivisions (nonpublic developers).
13. Property Improvement Loan Insurance (Title 1, Section 2)--improvements of existing housing (home-owner).
14. Low Income Housing (Public Housing)--construction or purchase of housing for low income families, the elderly and the handicapped (public housing agencies).
15. Low Income Homeownership (Turnkey)--purchase of public housing units by low-income families (public housing agencies).
16. Rent Supplements for Lower-Income Families--payments to owners of partial rental payment of eligible tenants (sponsors).
17. Supplemental Loan Insurance (Section 241)--additions and improvements of multifamily housing projects subject to FHA insured mortgages (sponsors).
18. Lower-Income Housing Assistance Program (Section 8)--payment to owners of rent supplements for lower and very-low-income families (sponsors).

C. Community Planning and Development, Department of Housing and Urban Development

1. Community Development Block Grants--acquisition, rehabilitation, or construction of certain public works facilities and improvements, clearance, housing rehabilitation, code enforcement, relocation payments and assistance, administrative expense, and completion of existing urban renewed projects (counties and municipalities).

D. Veterans Administration

1. Direct Loans--construction, purchase, or repair, alteration or improvement of housing by certified veterans.

2. Guaranteed and Insured Loans (GI Home Loans)--construction, purchase, refinancing, or repair, alteration or improvement of housing by certified veterans.
3. Mobile Home Loans--purchase of new or used mobile home and purchase or improvement of a lot for a mobile home by certified veterans.

E. Community Services Administration

1. Emergency Energy Conservation Services--weatherization: home repairs and reprofiting to improve thermal efficiency (nonprofit organization).

F. Department of Energy

1. Weatherization Assistance Program for Low-Income Persons--improvement of thermal efficiency of dwellings by the installation of weatherization materials (State or local public agency).

G. Federal Land Bank

1. Rural Home Loan Program--purchase of housing by members.



## CHAPTER VIII

### Assessments

#### Environmental Considerations

Pursuant to the requirements and guidelines of the National Environmental Protection Act, the Council of Environmental Quality, the U. S. Department of Housing and Urban Development, and the State Environmental Policy Act, the following is a summary of environmental considerations regarding the recommendations in this housing study.

1. Abstract. The quality of the existing housing stock within Halifax County is examined and various factors which influence housing are related to the projected future housing needs. Recommendations are made which if implemented would improve the living environment of the residents of the county.
2. Environmental Impact. The recommendations, if implemented, will have a favorable impact on the environment.
3. Adverse Environmental Effects. The recommendations, if implemented, will not create any adverse environmental impact.
4. Alternative. The alternative is to ignore the lack of an adequate quantity of standard housing to meet the needs of the residents of the county. This would lead to the continued decline of the housing in the county and all the adverse physical and social consequences which result from poor housing.
5. The Relationship Between Short-Term Uses of Man's Environment and Maintenance of Long-Term Productivity. These recommendations, if implemented, will serve to protect the environmental quality of the county. In addition, the elimination of the adverse effects resulting from poor housing will, over the long run, increase the productivity of man's environment.
6. Mitigation Measures to Minimize Impact. It is recommended that a limited housing code be strictly enforced only if suitable relocation housing is made available. It is also recommended that any measures to improve the housing situation which are implemented should avoid imposing any hardship on those whom it is designed to help.
7. Irreversible Commitments of Resources. The recommendations contained in this report involves the commitment of resources which will enhance the environment of the county.

8. Federal, State and Local Environmental Controls. All existing state and federal and county environmental controls currently being enforced will be applicable to the planning area.

Federal: National Environment Policy Act of 1969  
Land and Water Conservation Fund Act of 1964  
Environmental Quality Act of 1970  
Flood Disaster Protection Act of 1973

State: Soil Conservation District Law of 1973  
Water Use Act of 1967  
Sedimentation Pollution Control Act of 1973  
North Carolina Environment Policy Act of 1971  
Planning and Regulation of Development, Chapter 160A, Article 19.

Local: Zoning Regulations  
Subdivision Regulations  
Sedimentation Controls  
Flood Plain Regulations

Note: It should be emphasized that all of these controls do not exist in the county.

## HISTORIC PRESERVATION ASSESSMENT

HUD requires that planning activities funded under Section 701 of the Housing Act of 1954; as amended, be carried out in accord with Section 106 of the National Historic Preservation Act of 1966, Executive Order 11953 and Section 101(b)(4) of the National Environmental Policy Act of 1969.

The goal of these requirements is stated to be "the preservation and enhancement of historic and cultural districts, sites, buildings, structures and objects, which are significant in American history, architecture, archaeology and culture." The following is a summary of the National Register properties in Halifax County which might be affected by the recommendations in the Land Use Plan and the Housing Elements for Halifax County.

### Summary Statement:

The plans and policies set forth in the Halifax County Land Potential Study and Land Development Plan and this Housing Element are designed to protect existing National Register properties and those properties which may be determined eligible for the National Register in the future.

This Housing Element analyzes the existing housing stock within Halifax County (areas outside corporate boundaries). Furthermore, an analysis of Low Income and Substandard households is provided as a base for determining current as well as projected future housing needs. Goals and annual objectives are made which if implemented will improve the living conditions of the residents of the county.

The element does not include a plan for specific locations of future development of housing projects. Nor does this element include policies or strategies which will effect structures of historical value.

Currently there are not any archaeological sites in Halifax County listed on the National Register. For a list of historic sites in the county that are not on the National Register, please refer to pages 24-30 of the Land Potential Study and Land Development Plan for Halifax County, North Carolina, June 1976.

### I. Properties Identified which are on the National Register.

#### Halifax County

1. The Hermitage, Tillery vicinity.
2. Matthews Place (Ivey Hill), south side of SR 1002, 0.9 miles east of junction with SR 1322, Hollister vicinity.
3. Oakland, Northeast corner of NC 4 and SR 1310
- 4 and 5. Roanoke Canal and the Chockoyotte Aqueduct, Roanoke Rapids to Weldon
6. Shell Castle, North side of NC 481, 1.7 miles west of Enfield.



Halifax (town)

7. William R. Davie House, Norman Street
8. Eagle Tavern, Main Street
9. Historic Halifax State Historic Site
10. Sally-Billy House, St. Andrews Street extension, southeast of King Street

II. See Map 3 for the location of National Historic properties in the county.

III & IV. Refer to the Halifax County Land Potential Study and Land Development Plan for properties that are on the study list for possible nomination to the National Register. A map is also included in the addendum identifying all known sites that are eligible.

V. Potential Impact

Beneficial: The identification of known historical sites, study list sites, or potential archaeological sites will have a positive impact on the future of the area.

Adverse: No policies have been proposed that will have a direct adverse impact on any historical sites. However, a housing code enforcement program is proposed, which could have adverse impacts on structures in a sub-standard condition.

VI. Adverse Impacts on National Register Properties or Potential National Register Properties.

There are no adverse impacts indicated by the proposed plans and policies of this element.

VII. Alternatives to Proposed Policies

- a. No policy ignores the value of historical or archaeological sites.
- b. A policy indicating any possible interference with a historical or archaeological site would not be feasible.

VIII. Impact of Proposed Plans and Policies on the Long-Term Maintenance of National Register Properties.

No policies or recommendations in this element indicate disturbing, destruction or ignorance of the value of historical properties or archaeological sites. Special efforts should be made to have a complete study made of any site by any future developers so that preservation efforts can be coordinated with the developers and the county's planning efforts.

IX. Applicable Federal, State and Local Historical Controls.

## Federal

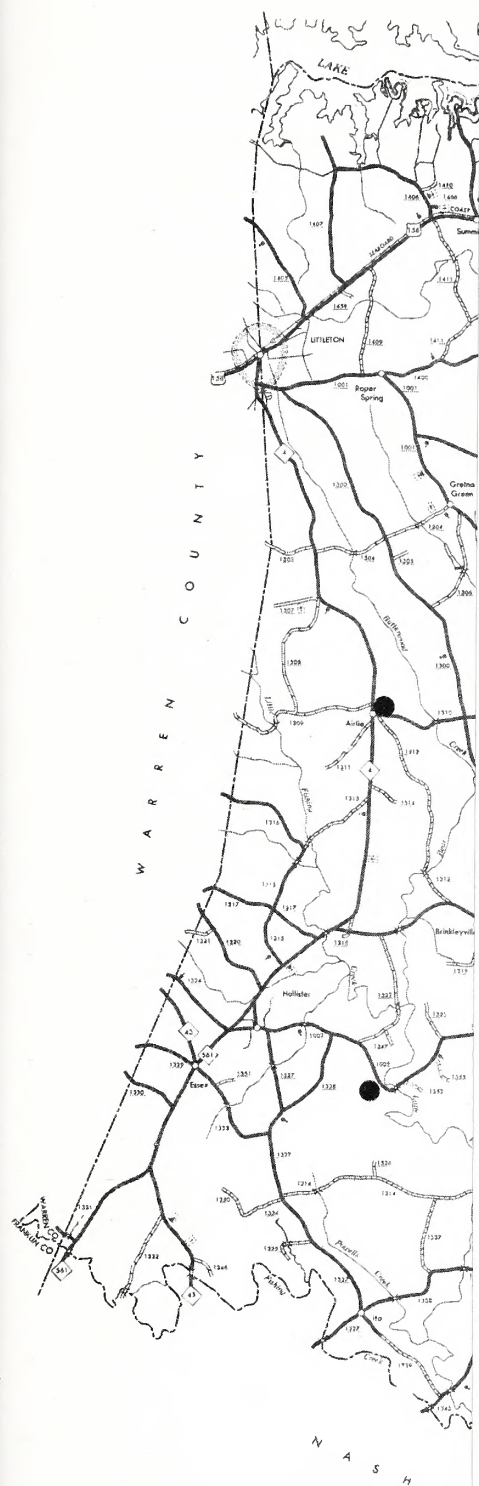
- National Historic Preservation Act of 1966
- The Archaeological and Historic Preservation Act of 1974, Public Law 93-291
- Executive Order 11593, Protection and Enhancement of the Cultural Environment, 16 U.S.C. 470 (Suppl. 1, 1971)
- National Environmental Policy Act, Public Law 91-190, 42 U.S.C. 4321 Et. Seq. (1970)
- Community Development Act of 1974, Public Law 93-383: Environmental Review Procedures for the Community Development Block Grant Program (40 CFR Part 58)
- Procedures for the Protection of Historic and Cultural Properties (36 CFR Part 800)
- Comprehensive Planning Assistance Program (701) as Amended by Public Law 93-393
- The Department of Transportation Act of 1966, Public Law 89-670
- Identification and Administration of Cultural Resources; Procedures of Individual Federal Agencies

## State

- G.S. 121-12(a) Protection of Properties in the National Register
- State Environmental Policy Act, Article 1 of Chapter 113A of the General Statutes
- Executive Order XVI
- Indian Antiquities, G.S. 70.1-4
- Archaeological Salvage in Highway Construction, G.S. 136-42.1
- G.S. 160A-395, Historic Districts
- G.S. 160A-399, Historic Properties Commission



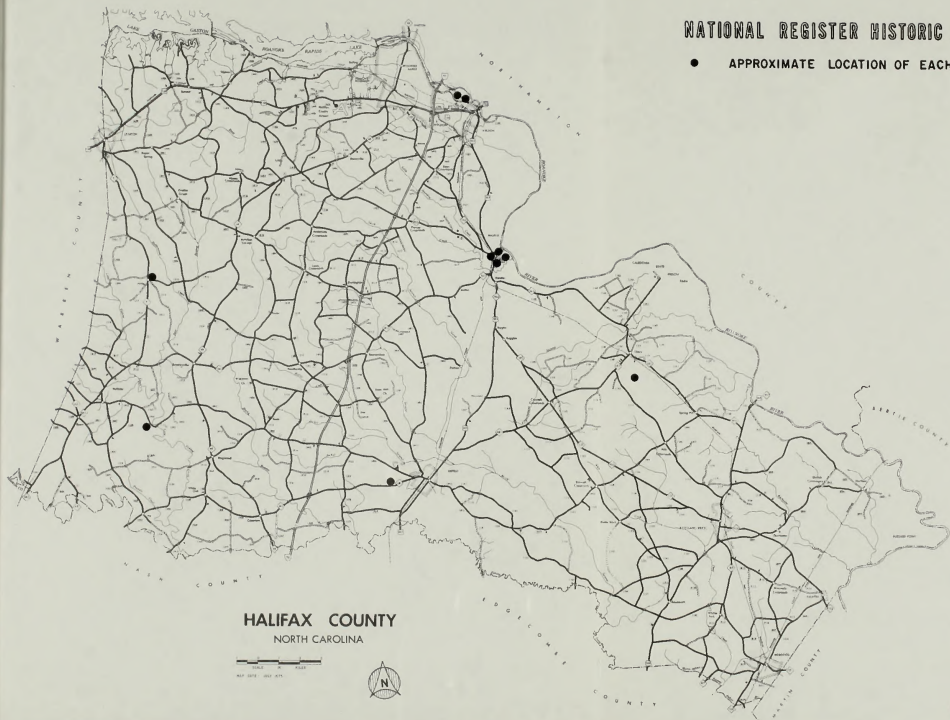






# NATIONAL REGISTER HISTORIC SITES

● APPROXIMATE LOCATION OF EACH SITE







## APPENDIX

Tables 1 through 7 are data compiled from the 1970 Census for North Carolina. The population projections in Table 1 are from the Region L Land Use Plan and the Region L Housing Plan (1977-2000).

Table 8 data is an analysis of the 1975 windshield survey of housing conditions in Halifax County Townships (areas outside corporate boundaries).

Table 9 is a supplement to Table 8 and provides figures needed to update the study for existing county housing constructed since the 1975 survey. Table 9 figures update the housing data through February of 1978.

Table 10 data were derived from a compilation of the 1975 housing survey and the update data provided for new construction. Table 10 analyzes the total occupied households currently in 1978. Owner and renter households were estimated based on the same percentage these households were in the 1970 census count. Units that are considered suitable for rehabilitation are substandard deteriorating units.

Table 11 data is a summary of the estimated assisted and non-assisted housing needs for Halifax County from 1970 to the year 2000.

The figures in Table 12 were derived from a special tabulation of 1970 census data for Halifax County prepared by HUD-EMAD. This tabulation broke down the total number of 1970 households (= occupied housing units) by the following distinctions: Owner-occupied/renter occupied; standard housing units/substandard housing units; nonelderly-occupied/elderly occupied; while occupied/minority occupied; household size; and income distribution. In this case substandard housing units were identified by HUD as those units "lacking plumbing and/or with more than 1.25 persons per room and/or built 1939 or earlier and valued at less than \$5,000."

The figures in Table 12 were obtained by a) computing the number of HUD income-eligible households among those living in substandard housing in Halifax County in 1970. b) computations for 1976 housing needs for Halifax Townships were obtained by multiplying the 1970 total county needs (5300) by the population increase (1.012%) to obtain the total housing need by townships for assisted; nonassisted housing needs were calculated by multiplying the 1970 total county nonassisted (1245) needs by the population increase factor of 1.012%.

- a) Halifax County's 1969 median income (5799) was multiplied by the following ratios (provided by HUD) to yield the 1970 income limits for eligibility for HUD assistance for each of the categories below:





One Person Households	$.56 \text{ (factor)} \times 5799 \text{ (1969 median income)} = 3250 \text{ (income limit)}$
1-2 persons	$.60 \times 5799 = 3500$
2-4 persons	$.72 \times 5799 = 4200$
5+ persons	$.93 \times 5799 = 5400$

These income limits were then applied (with some interpolation) to the HUD-EMAD tables to produce an estimate of the number of income eligible households needing assistance in 1970 - tabulated for each of the categories shown in Table 12.

b) Assisted housing needs:

Step 1 - 1970 (township population percentage) x 1970 (total county housing need) = 1970 township need, i.e.,  $7.68 \times 5300 = 407$

Step 2 - 1970 Township needs x percent population, increase (1970-1976 = 1.012% or factor) = 1976 housing need, i.e.,  $407 \times 1.012 = 412$

Step 3 - 1976 HH (5362) - 1970 HH (5300) = 62 total households projected, i.e.,  $412 - 407 = 5$  households.

Nonassisted housing needs:

The percentages from the 1970 population figures (segments of the population) were applied to the nonassisted county needs (1245) to obtain the township nonassisted needs in 1976. (Follow the same procedure). 1261 or 16 additional households were estimated to meet the needs of the nonassisted township needs.

- c) The 1976-1980 assisted and nonassisted housing needs, Halifax county, were calculated by following the same procedure but the factor used to calculate the needs will allow for a projected decline in population between 1976-1980 of (-03.10%) factor. See population projections in this report.
- d) The 1980-1990 assisted and nonassisted housing needs, Halifax County, were calculated by following the same procedure but the factor used to calculate the needs will allow for a projected decline in population between 1980-1990 of (-.0056%) factor. See population projection in this report.
- e) The 1990-2000 assisted and nonassisted housing needs, Halifax County, were calculated using a projected decline in population of (-.94%) factor.
- f) The figures in Tables 22 and 23 estimated assisted and nonassisted housing needs, by townships, 1976-2000 were obtained by computing the percent of population each township is to the total 1970 Halifax County population. This percentage, thus sets the trend for all the



calculations and estimations used to project the housing needs for the years up to 2000. The 1976 housing needs were calculated based on an increase in the county population as revealed by the 1976 North Carolina Municipal population projections, (based on the 1970 Census and including components of change based on the 1976 population living in areas annexed through July 1, 1977). Table II shows the estimated increase in housing needs based on the 1970 HUD-EMAD table. The years 1976-2000, based on population projections from the Region L Land Use Plan and Region L Housing Study indicate a decline in population for Halifax County (see Table 1). Therefore, all projected housing needs, which is a resultant decline in need based on population projections are shown in Tables 22 and 23.





## FOOTNOTES

<sup>1</sup>U. S. Bureau of the Census, State of North Carolina, 1970.  
North Carolina Today and Tomorrow  
Region I Housing Plan (1977-2000)

<sup>2</sup>Land Potential Study and Land Development Plan,  
Halifax County, N. C., 1976

<sup>3</sup>Halifax County Building Inspection Department, 2-78

<sup>4</sup>North Carolina Municipal Population, 1976





## SELECTED REFERENCES

Regional L Housing Plan, 1977-2000, Region L Council of Governments, November, 1977.

Region L Land Use Plan, 1977-2000, Region L Council of Governments, November, 1977.

Land Potential Study and Land Development Plan, Halifax County, North Carolina, June, 1976

United States Department of Agriculture, Farmers Home Administration, P. O. Box 7, Halifax, N. C.

Halifax County Building Inspection Department, Halifax, N. C.

Roanoke-Chowan Regional Housing Authority, Gaston, North Carolina

North Carolina Municipal Population, 1976

1970 Census data for Halifax County prepared by HUD-EMAD (Special Tabulation).

A Housing Plan of Action, by Goals for Raleigh Housing Committee and City of Raleigh 701 Planning Group, August, 1974.

United States Department of Housing and Urban Development, Greensboro, N. C. office

United States Department of Commerce, Bureau of the Census.

Natural Resources and Community Development, Division of Community Assistance Library, Raleigh, N. C.







